

representatives or assigns, to the immediate appointment of a receiver for the property hereby mortgaged, without regard to the adequacy or inadequacy of the property as security for the mortgage debt, and upon such default, whether or not a receiver be appointed, the rents and profits of the said property are hereby assigned to the said Mortgagee, its successors and assigns, as additional security.

And it is Agreed, that the said parties of the first part their heirs, personal representatives and assigns, shall have the privilege of prepaying the mortgage debt, hereby secured, with all interest and other charges, and obtaining a release of this Mortgage at any time before maturity hereof, and before default hereunder, upon payment of the entire Mortgage debt, interest and other charges to the date of such prepayment, together with a bonus of one per cent. on the entire amount due as aforesaid, as a condition for the exercise of this privilege.

And the said parties of the first part for themselves, their heirs, personal representatives and assigns do further covenant to insure, and pending the existence of this Mortgage to keep insured in some good company, satisfactory to the said Mortgagee, its successors or assigns, the improvements on the hereby mortgaged land to the amount of at least Six Hundred Dollars, and to cause the policies to be effected thereon, to be so framed or endorsed as in case of fire, to insure to the benefit of the said Mortgagee, its successors or assigns, to the extent of their lien or claim hereunder, and to deliver said policies to the said Mortgagee, its successors or assigns; that they will pay the premiums of insurance as they become due and payable.

And it is Agreed, that the said Mortgagee, its successors and assigns, may deduct from the payments made to it or them under this Mortgage, an amount sufficient to pay the contributions sufficient to secure such an amount of insurance upon the life of the said George A. Strickler under the natural death feature of the Relief Department of The Baltimore and Ohio Railroad Company, as will equal the amount due from the said parties of the first part to the said Mortgagee at any time, which insurance shall not, however, exceed the sum of Twenty-five Hundred dollars, ^{and} which insurance the said parties of the first part have agreed with the said Mortgagee to maintain for its security in the manner set out in the agreement providing for the maintenance of said insurance by providing that this Mortgage shall,